HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

INCREASED to

7.1%

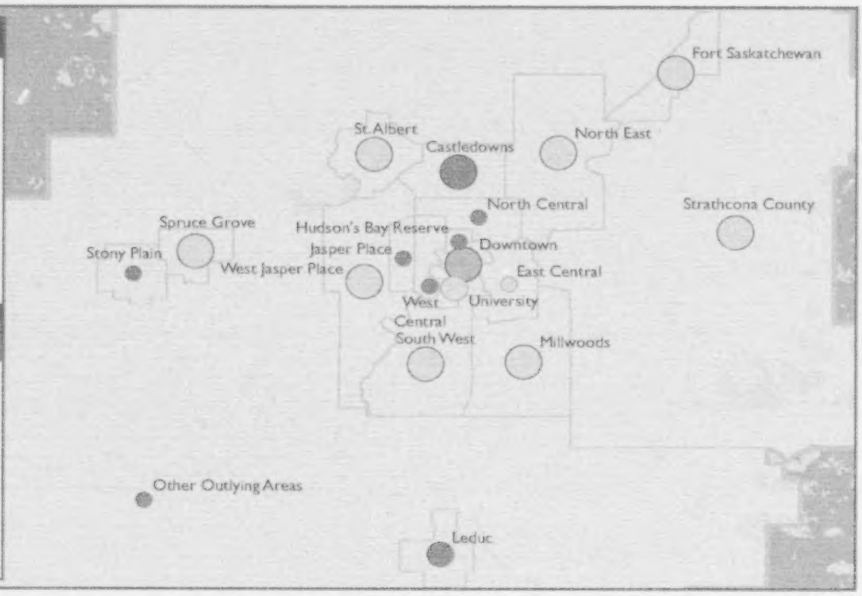
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,113

DOWN by 3.6%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
6.8% Vacancy Rate	6.8% Vacancy Rate	7.2% Vacancy Rate	8.2% Vacancy Rate
$850 Avg. Rent	$1,000 Avg. Rent	$1,229 Avg. Rent	$1,377 Avg. Rent

"Elevated construction of rental units has increased the supply of rental apartments and driven the vacancy rate higher."

Christina Butchart
Principal, Market Analysis (Edmonton)

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

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Highlights

- The apartment vacancy rate in the Edmonton CMA increased to 7.1 per cent in October 2016.
- The average rent for a two-bedroom apartment in new and existing structures was $1,229 per month in October 2016.
- Same-sample rents decreased for the first time since 2009

Edmonton's vacancy rate continues to move up

According to the results of the Rental Market Survey conducted by CMHC in October 2016, the vacancy rate[1] in the primary rental market in the Edmonton Census Metropolitan Area (CMA) increased to 7.1 per cent from 4.2 per cent in the same period a year prior. Although demand for rental units rose, the number of rental apartments in the market place grew at a faster pace, leading to the increase in the vacancy rate.

An expanding supply of units drives the vacancy rate higher

Job losses and lower migration have tempered demand for housing in Edmonton. In the rental market, however, demand for apartment units has continued to rise. This can likely be attributed to fewer households moving into homeownership given the increased economic uncertainty in the region. Although demand for rental apartments has grown, the pace of this growth has slowed from the peak 2014 level with fewer new migrants moving into the area.

Elevated construction of rental units over the past three years has increased the supply of rental apartments and driven the vacancy rate higher. Since 2013 Edmonton's rental universe has been expanding and as of October 2016 there were 65,033 apartments in the universe, up four per cent from the same period of 2015. Leduc and Strathcona County saw the largest growth in their rental universe. In Leduc, where many jobs are tied to the struggling energy sector, this increase resulted in an above average vacancy rate of 11.0 per cent. The vacancy rate in Strathcona County, in contrast, remained well-below the CMA average, at 3.2 per cent.

The trend of higher vacancy rates was observed across all zones within in the Edmonton CMA except Spruce Grove and North East. The vacancy rate within Edmonton city limits was 7.0 per cent, while areas outside the city averaged 7.9 per cent. The universe of rental apartments grew at a faster pace outside of city limits, contributing to the higher vacancy rate.

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CMHC collected information on tenant turnover[2] for the first time in the fall 2016 survey. The turnover rate was 35.8 per cent in October 2016 in the Edmonton CMA. Tenant turnover rates were highest in the newer buildings as structures built since 2005 had a turnover rate of 44.6 per cent. These structures also had the highest average rent which may have contributed to the higher turnover rate.

Figure 1

Source: CMHC, October Survey, Apartments (3 or more units)

[1] Based on privately initiated rental apartment structures of three or more units.

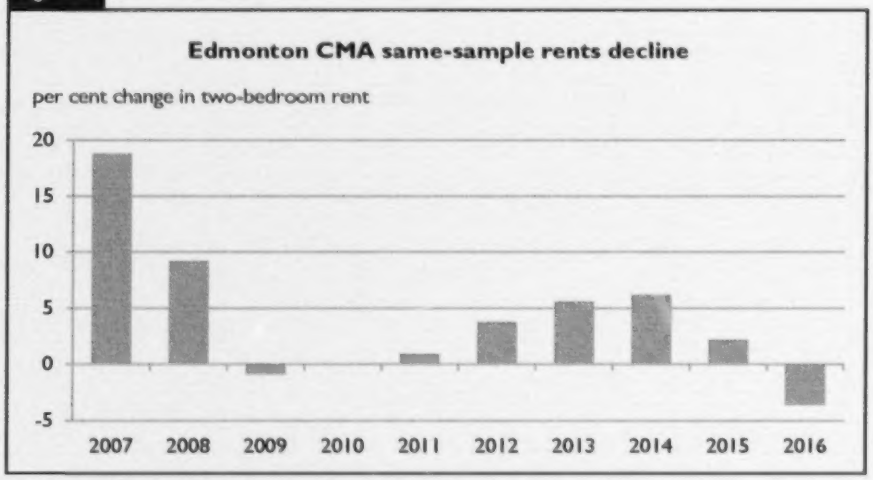
[2] A units is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

A higher vacancy rate puts downward pressure on rents

Increased supply on the market has led to more competition for tenants, which in turn has put downward pressure on rents. Same-sample rents[3] for two-bedroom apartments decreased 3.5 per cent from October 2015 to October 2016. This is the first time since 2009 that same-sample rents declined.

Accounting for both new and existing structures, the average rent for a two-bedroom apartment[4] was $1,229 per month in October 2016.

Figure 2



Source: CMHC, October Survey, Per cent change in units that are common to both the 2015 and 2016 survey

Vacancy rate for rental condominium apartments in line with traditional units

The vacancy rate for rental condominium apartments was 6.8 per cent in October 2016, compared to 5.3 per cent in the same period of 2015. The number of condominium apartments in the Edmonton CMA that were identified as being in the rental market was 15,904 units which represented 32 per cent of the market, relatively unchanged from a year prior. The average rent for a two-bedroom condominium apartment was $1,377 in the fall of 2016, compared to $1,436 in the same period a year prior. The average rent not only reflects market conditions but also the type of units being offered as condominium apartments enter and exit the rental market.

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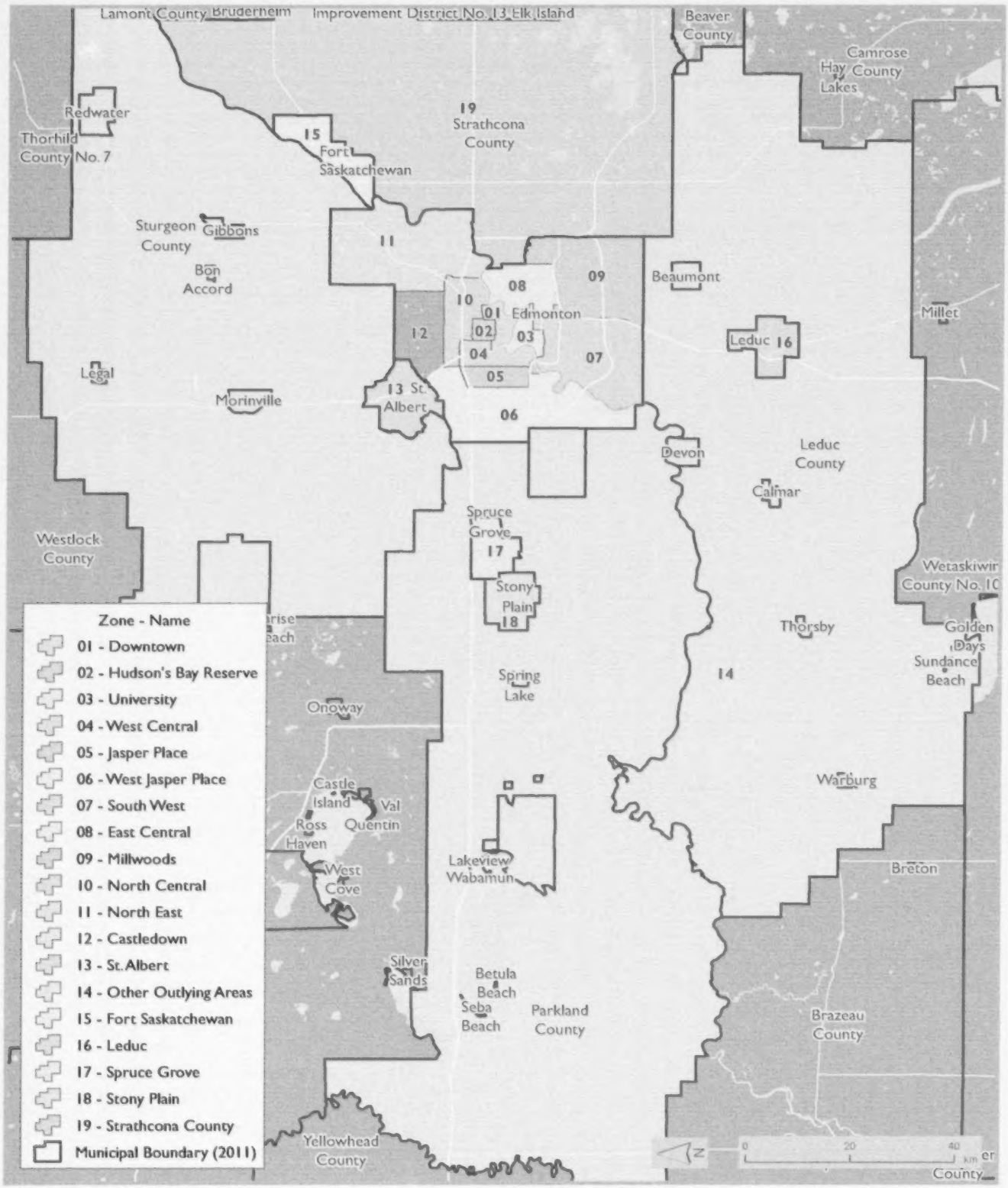
[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2015 and 2016 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[4] Rents may not include utilities such as heating and electricity.


Lamont County
Bruderheim
Improvement District No. 13 Elk Island
Beaver County
Camrose County
Hay Lakes
Redwater
Thorhild County No. 7
19 Strathcona County
15 Fort Saskatchewan
Sturgeon County
Gibbons
Bon Accord
11
08
09
Beaumont
10
01 Edmonton
02
03
04
05
12
07
Leduc 16
Millet
Legal
Morinville
13 St. Albert
06
Devon
Leduc County
Calmar
Spruce Grove
17
Stony Plain
18
Westlock County
Wetaskiwin County No. 10
Thorsby
Golden Days
Sundance Beach
Spring Lake
14
Onoway
Warburg
Castle Island
Val Quentin
Ross Haven
West Cove
Lakeview
Wabamun
Breton
Silver Sands
Betula Beach
Seba Beach
Parkland County
Brazeau County
Yellowhead County
Zone - Name
01 - Downtown
02 - Hudson's Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledown
13 - St. Albert
14 - Other Outlying Areas
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stony Plain
19 - Strathcona County
Municipal Boundary (2011)
0
20
40
km

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - North: 112 Ave NW, 104 Ave NW, 107 Ave NW; East: North Saskatchewan River; West: Connaught Dr NW; South: North Saskatchewan River.
Zone 2	**Hudson Bay Reserve** - North: 118 Ave NW; East: 101 St NW, 97 St NW; West: 120 St NW; South: 105 Ave NW.
Zone 3	**University** - North: North Saskatchewan River; East: 91 St NW, 95a St NW, 97 St NW; West: North Saskatchewan River; South: 61 Ave NW, 72 Ave NW
Zone 4	**West Central** - North: Yellowhead Trail NW, East: 121 St NW, Connaught Dr NW; West: 149 St NW; South: North Saskatchewan River.
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - North: Yellowhead Trail NW; East: 149 St NW; West: 170 St NW; South: Whitemud Dr NW, North Saskatchewan River.
Zone 6	**West Jasper Place** - North: 137 Ave NW, Big Lake; East: 149 St NW, 170 St NW; West: 231 St NW, Winterburn Rd; South: North Saskatchewan River.
Zones 5-6	**West**
Zone 7	**South West** - North: 72 Ave NW, 60 Ave NW; East: Gateway Blvd NW; West: North Saskatchewan River; South: 41 Ave SW.
Zone 8	**East Central** - North: North Saskatchewan River; East: 34 St NW; West: Gateway Blvd NW, 91 St NW, 95a St NW, 97 St NW; South: Whiemud Dr NW, 51 Ave NW.
Zone 9	**Millwoods** - North: Sherwood Park Fwy, Whitemud Dr NW, 51 Ave NW; East: Meridian St NW; West: Gateway Blvd NW; South: 41 Ave SW.
Zone 7-9	**South**
Zone 10	**North Central** - North: 137 Ave NW; East: 50 St NW; West: 149 St NW, 121 St NW; South: 112 Ave NW, North Saskatchewan River.
Zone 11	**North East** - North: 259 Ave NW; East: 33 St NE, North Saskatchewan River; West: 66 St NW, 50 St NW; South: North Saskatchewan River
Zone 12	**Castledown** - North: Township Road 542; East: 66 St NW; West: Vaness Rd, Arbor Cres, Mark Messier Trail; South: 137 Ave NW.
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - North: Township Road 544; East: Range Road 253, Bellrose Dr, Poundmaker Rd, Vaness Rd; West: Range Road 260, Range Road 260A; South: Big Lake, 137 Ave NW.
Zone 14	**Outlying Areas**
Zone 15	**Fort Saskatchewan** - North: Township Road 554; East: Range Road 220, Range Road 223, Range Road 224, West: North Saskatchewan River; South: Range Road 225.
Zone 16	**Leduc** - North: Airport Rd; East: Range Road 225; West: Range Road 254; South: Township Road 492.
Zone 17	**Spruce Grove** - North: Hwy 16; East: Range Road 271; West: Range Road 275; South: Hwy 628.
Zone 18	**Stony Plain** - North: Between Township Road 532 and Hwy 16a; East: Range Road 275; West: Allan Beach Rd; South: Between Hwy 628 and Township Road 522.
Zone 19	**Strathcona County** - North: North Saskatchewan River; East: Range Road 205, 204, 203, 210, 202; West: Range Road 220, North Saskatchewan River, 34 St NE, Meridian St NW; South: Township Rd 510.
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); Zone 14 (Outlying Areas); Zone 15 (Fort Saskatchewan); Zone 16 (Leduc); Zone 17 (Spruce Grove); Zone 18 (Stony Plain); and Zone 19 (Strathcona County).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	3.1	6.7	3.6	6.8	4.0	7.4	2.5	8.0	3.6	7.0
Hudson Bay Reserve (Zone 2)	**	9.2	6.3	10.1	5.3	7.8	**	10.3	6.0	9.3
University (Zone 3)	3.3	5.9	3.4	6.1	2.4	5.9	1.4	**	3.1	6.1
West Central (Zone 4)	3.4	12.0	3.5	9.2	1.8	5.9	2.0	1.7	2.8	7.9
Edmonton Core (Zones 1-4)	3.6	7.1	4.0	7.4	3.6	7.0	3.2	8.5	3.8	7.3
Jasper Place (Zone 5)	**	9.6	4.9	6.9	5.7	8.0	3.3	7.9	5.2	7.5
West Jasper Place (Zone 6)	4.0	**	1.6	6.0	2.8	5.7	1.4	4.9	2.3	5.6
West (Zones 5-6)	5.8	**	3.6	6.5	4.1	6.6	2.4	6.3	3.8	6.6
South West (Zone 7)	1.5	3.6	2.6	4.3	3.8	7.3	3.5	9.8	3.3	6.4
East Central (Zone 8)	0.8	**	1.2	4.7	4.6	8.2	1.4	3.4	2.7	6.2
Millwoods (Zone 9)	0.0	0.0	2.8	6.3	2.8	6.3	2.8	3.8	2.8	6.1
South (Zones 7-9)	1.1	3.4	2.3	4.7	3.6	7.1	3.1	7.8	3.1	6.3
North Central (Zone 10)	5.1	**	5.9	8.6	6.3	10.2	**	**	6.1	9.3
North East (Zone 11)	4.2	4.0	5.0	4.2	7.3	5.5	6.3	4.5	6.5	5.0
Castledowns (Zone 12)	2.2	0.0	3.4	11.0	2.4	8.8	2.6	6.4	2.7	9.1
North (Zones 10-12)	4.7	**	5.2	7.7	5.7	7.6	5.6	7.8	5.5	7.6
Edmonton City (Zones 1-12)	3.7	6.8	3.9	6.9	4.2	7.1	3.7	7.6	4.0	7.0
St. Albert (Zone 13)	-	-	0.0	2.7	6.1	5.9	2.2	7.7	4.6	5.6
Other Outlying Areas (Zone 14)	5.4	**	8.5	12.9	3.7	11.2	0.0	**	5.6	12.3
Fort Saskatchewan (Zone 15)	**	8.3	3.1	5.6	5.6	6.9	**	**	4.7	6.6
Leduc (Zone 16)	0.0	**	2.8	2.1	7.0	14.2	2.6	**	5.9	11.0
Spruce Grove (Zone 17)	**	**	2.4	3.8	**	4.2	0.0	11.5	12.0	4.2
Stony Plain (Zone 18)	**	**	10.5	4.4	8.3	13.1	16.7	**	10.0	14.5
Strathcona County (Zone 19)	**	**	0.8	3.4	2.3	3.2	4.5	**	2.0	3.2
All Outlying Areas (Zones 14-19)	3.0	5.7	4.3	5.4	8.1	8.5	6.1	**	6.9	7.9
Edmonton CMA	**3.7**	**6.8**	**3.8**	**6.8**	**4.7**	**7.2**	**3.7**	**8.2**	**4.2**	**7.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	900	885	1,099	1,064	1,357	1,330	1,593	1,507	1,154	1,126
Hudson Bay Reserve (Zone 2)	719	744	878	876	1,097	1,102	1,127	1,531	945	952
University (Zone 3)	972	933	1,087	1,031	1,376	1,352	1,340	1,420	1,157	1,117
West Central (Zone 4)	756	749	937	916	1,118	1,100	1,347	1,329	1,004	988
Edmonton Core (Zones 1-4)	888	872	1,041	1,009	1,275	1,262	1,408	1,468	1,102	1,079
Jasper Place (Zone 5)	793	751	934	901	1,155	1,096	1,342	1,254	1,038	998
West Jasper Place (Zone 6)	926	904	1,114	1,071	1,322	1,272	1,464	1,402	1,242	1,210
West (Zones 5-6)	862	813	1,004	968	1,251	1,201	1,405	1,332	1,138	1,105
South West (Zone 7)	947	944	1,129	1,095	1,306	1,254	1,433	1,407	1,236	1,204
East Central (Zone 8)	870	909	961	932	1,127	1,102	1,490	1,329	1,047	1,022
Millwoods (Zone 9)	876	645	1,061	1,003	1,345	1,262	1,489	1,453	1,279	1,221
South (Zones 7-9)	914	915	1,081	1,046	1,293	1,239	1,452	1,412	1,214	1,180
North Central (Zone 10)	766	741	892	884	1,012	1,046	1,177	1,202	927	928
North East (Zone 11)	791	799	1,037	1,005	1,259	1,221	1,349	1,362	1,192	1,158
Castledowns (Zone 12)	820	726	1,020	1,028	1,205	1,265	1,393	1,388	1,168	1,197
North (Zones 10-12)	773	745	955	944	1,178	1,190	1,332	1,341	1,080	1,077
Edmonton City (Zones 1-12)	872	851	1,030	999	1,255	1,229	1,397	1,385	1,128	1,107
St. Albert (Zone 13)	-	-	1,045	1,055	1,383	1,322	1,353	1,392	1,324	1,291
Other Outlying Areas (Zone 14)	759	799	918	911	1,145	1,131	1,214	1,224	1,041	1,037
Fort Saskatchewan (Zone 15)	828	822	1,050	1,044	1,260	1,223	**	**	1,197	1,168
Leduc (Zone 16)	814	**	1,031	952	1,246	1,163	1,331	**	1,202	1,114
Spruce Grove (Zone 17)	**	**	1,039	1,051	1,285	1,222	1,242	1,084	1,219	1,168
Stony Plain (Zone 18)	**	**	961	890	1,145	1,024	1,261	1,198	1,117	1,021
Strathcona County (Zone 19)	**	**	1,128	1,143	1,386	1,359	1,332	**	1,319	1,298
All Outlying Areas (Zones 14-19)	812	823	1,019	1,008	1,257	1,202	1,295	1,226	1,190	1,146
Edmonton CMA	**871**	**850**	**1,029**	**1,000**	**1,259**	**1,229**	**1,388**	**1,377**	**1,137**	**1,113**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	1,494	1,515	6,964	7,101	3,305	3,565	195	194	11,958	12,375
Hudson Bay Reserve (Zone 2)	324	330	2,602	2,571	1,448	1,449	67	114	4,441	4,464
University (Zone 3)	751	750	3,408	3,397	1,626	1,616	132	137	5,917	5,900
West Central (Zone 4)	182	156	1,448	1,340	1,024	999	59	56	2,713	2,551
Edmonton Core (Zones 1-4)	2,751	2,751	14,422	14,409	7,403	7,629	453	501	25,029	25,290
Jasper Place (Zone 5)	164	162	2,006	1,938	1,558	1,554	282	286	4,010	3,940
West Jasper Place (Zone 6)	170	170	1,256	1,304	1,979	2,159	321	322	3,726	3,955
West (Zones 5-6)	334	332	3,262	3,242	3,537	3,713	603	608	7,736	7,895
South West (Zone 7)	213	212	2,795	2,919	4,209	4,760	434	487	7,651	8,378
East Central (Zone 8)	129	123	1,021	1,031	1,014	1,007	75	74	2,239	2,235
Millwoods (Zone 9)	36	36	753	779	2,148	2,461	148	154	3,085	3,430
South (Zones 7-9)	378	371	4,569	4,729	7,371	8,228	657	715	12,975	14,043
North Central (Zone 10)	479	475	2,307	2,362	1,456	1,448	162	166	4,404	4,451
North East (Zone 11)	48	48	1,312	1,327	2,440	2,645	278	294	4,078	4,314
Castledowns (Zone 12)	48	47	784	793	1,388	1,618	231	242	2,451	2,700
North (Zones 10-12)	575	570	4,403	4,482	5,284	5,711	671	702	10,933	11,465
Edmonton City (Zones 1-12)	4,038	4,024	26,656	26,862	23,595	25,281	2,384	2,526	56,673	58,693
St. Albert (Zone 13)	0	0	192	192	935	933	136	134	1,263	1,259
Other Outlying Areas (Zone 14)	18	18	224	232	319	368	11	17	572	635
Fort Saskatchewan (Zone 15)	36	36	226	251	679	749	12	12	953	1,048
Leduc (Zone 16)	5	5	208	265	692	860	38	37	943	1,167
Spruce Grove (Zone 17)	9	10	295	324	692	774	26	26	1,022	1,134
Stony Plain (Zone 18)	2	2	86	88	265	262	48	48	401	400
Strathcona County (Zone 19)	4	4	124	185	379	486	22	22	529	697
All Outlying Areas (Zones 14-19)	74	75	1,163	1,345	3,026	3,499	157	162	4,420	5,081
Edmonton CMA	**4,112**	**4,099**	**28,011**	**28,399**	**27,556**	**29,713**	**2,677**	**2,822**	**62,356**	**65,033**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	5.0	8.3	5.4	8.3	5.6	10.2	3.1	9.5	5.4	8.9
Hudson Bay Reserve (Zone 2)	**	9.2	6.9	12.6	6.2	10.4	**	10.3	6.7	11.6
University (Zone 3)	4.7	7.2	4.8	6.8	3.6	8.2	2.1	**	4.4	7.3
West Central (Zone 4)	4.1	14.0	6.2	11.1	4.4	7.9	**	3.4	5.5	9.8
Edmonton Core (Zones 1-4)	5.2	8.5	5.6	9.0	5.1	9.5	4.6	9.8	5.4	9.1
Jasper Place (Zone 5)	11.7	10.7	6.5	7.5	10.2	9.6	3.3	9.2	7.9	8.6
West Jasper Place (Zone 6)	5.8	**	3.5	7.7	5.7	7.9	2.9	8.6	4.7	7.7
West (Zones 5-6)	8.8	7.6	5.4	7.6	7.6	8.6	3.1	8.9	6.4	8.2
South West (Zone 7)	2.4	5.1	4.9	7.3	5.9	9.6	4.8	12.1	5.4	8.9
East Central (Zone 8)	0.8	**	2.3	6.3	6.5	9.1	1.4	3.4	4.1	7.6
Millwoods (Zone 9)	0.0	0.0	4.9	8.6	7.4	8.5	3.5	7.4	6.5	8.5
South (Zones 7-9)	1.7	6.0	4.3	7.3	6.4	9.2	4.1	10.2	5.4	8.6
North Central (Zone 10)	5.1	**	6.9	9.2	6.5	11.9	**	**	6.7	10.4
North East (Zone 11)	4.2	**	8.5	5.8	9.8	7.1	8.6	6.9	9.2	6.7
Castledowns (Zone 12)	2.2	0.0	5.0	13.4	5.0	10.8	3.6	9.1	4.8	11.2
North (Zones 10-12)	4.7	**	7.1	9.0	7.6	9.4	7.2	9.8	7.2	9.2
Edmonton City (Zones 1-12)	5.1	8.3	5.6	8.5	6.5	9.2	4.9	9.7	5.9	8.9
St. Albert (Zone 13)	-	-	0.5	5.4	8.8	7.8	3.9	10.8	6.8	7.7
Other Outlying Areas (Zone 14)	5.4	**	10.0	13.4	4.2	12.4	0.0	**	6.5	13.2
Fort Saskatchewan (Zone 15)	**	8.3	3.1	7.2	7.7	9.3	**	**	6.2	8.7
Leduc (Zone 16)	0.0	**	3.8	2.9	8.9	16.4	7.7	**	7.7	12.8
Spruce Grove (Zone 17)	**	**	3.6	5.3	**	5.6	0.0	19.2	13.4	5.8
Stony Plain (Zone 18)	**	**	11.6	4.4	11.3	14.3	16.7	**	12.2	15.9
Strathcona County (Zone 19)	**	**	1.6	6.7	4.1	4.6	4.5	**	3.5	5.0
All Outlying Areas (Zones 14-19)	3.0	5.7	5.2	6.7	9.9	10.3	7.3	**	8.5	9.6
Edmonton CMA	**5.0**	**8.3**	**5.5**	**8.4**	**6.9**	**9.3**	**5.0**	**10.4**	**6.1**	**8.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown (Zone 1)	3.2	-3.1	3.0	-3.3	2.6	-3.8	4.1	-3.6	3.0	-3.4
Hudson Bay Reserve (Zone 2)	2.9	**	1.6	-2.1	2.3	-2.5	4.8	++	2.1	-2.4
University (Zone 3)	2.2	++	3.0	-4.0	2.4	-1.1	++	**	2.1	-3.1
West Central (Zone 4)	7.2	-1.4	3.2	-2.3	2.8	-1.6	3.9	-4.1	3.1	-2.4
Edmonton Core (Zones 1-4)	3.2	-2.4	2.8	-3.2	2.6	-2.7	3.2	-4.9	2.7	-3.0
Jasper Place (Zone 5)	**	-1.5	3.2	-5.4	2.6	-4.3	2.2	-3.7	2.7	-4.4
West Jasper Place (Zone 6)	3.3	-2.0	1.1	-5.6	0.8	-5.3	1.4	-5.3	0.9	-5.3
West (Zones 5-6)	4.9	-1.7	2.3	-5.5	1.7	-4.8	1.8	-4.5	1.8	-4.9
South West (Zone 7)	3.3	-0.6	2.3	-2.7	1.6	-3.9	2.0	-2.7	1.8	-3.6
East Central (Zone 8)	4.6	++	3.7	-0.9	4.3	-1.0	**	++	4.1	-1.4
Millwoods (Zone 9)	++	**	2.4	-5.5	1.6	-7.5	0.7	-5.5	1.7	-7.2
South (Zones 7-9)	3.5	-1.6	2.6	-2.8	2.1	-4.3	2.5	-3.2	2.3	-4.0
North Central (Zone 10)	4.8	++	3.9	-1.8	3.1	++	3.5	++	3.9	-1.4
North East (Zone 11)	++	++	1.8	-4.9	1.6	-4.9	++	-2.4	1.8	-4.6
Castledowns (Zone 12)	10.5	**	3.7	-0.9	3.4	-0.6	2.4	-0.5	3.8	-0.7
North (Zones 10-12)	5.3	++	3.1	-2.9	2.6	-2.3	1.8	-1.6	3.1	-2.6
Edmonton City (Zones 1-12)	3.7	-2.0	2.7	-3.3	2.3	-3.3	2.4	-3.5	2.5	-3.4
St. Albert (Zone 13)	-	-	2.3	++	2.1	-2.6	**	**	2.0	-2.8
Other Outlying Areas (Zone 14)	**	++	++	-3.0	++	-3.9	**	**	**	-3.1
Fort Saskatchewan (Zone 15)	++	0.7	7.5	-3.6	3.8	-4.2	**	**	3.8	-3.9
Leduc (Zone 16)	**	**	2.5	-13.5	-1.6	-8.6	1.9	**	-1.5	-9.2
Spruce Grove (Zone 17)	**	**	++	++	++	-5.3	-4.9	**	++	-5.4
Stony Plain (Zone 18)	**	**	3.0	-8.6	**	-9.0	4.2	-4.4	2.8	-8.9
Strathcona County (Zone 19)	**	**	3.3	-3.7	2.8	-4.1	3.8	**	3.2	-4.2
All Outlying Areas (Zones 14-19)	++	++	2.8	-5.4	1.1	-5.9	++	-5.8	1.3	-5.8
Edmonton CMA	**3.7**	**-1.9**	**2.7**	**-3.4**	**2.2**	**-3.5**	**2.3**	**-3.5**	**2.4**	**-3.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	n/a	**	n/a	35.5	n/a	33.8	n/a	26.8	n/a	34.6
Hudson Bay Reserve (Zone 2)	n/a	**	n/a	43.5	n/a	39.4	n/a	**	n/a	42.2
University (Zone 3)	n/a	**	n/a	33.7	n/a	36.7	n/a	**	n/a	34.4
West Central (Zone 4)	n/a	**	n/a	41.2	n/a	24.7	n/a	45.0	n/a	34.3
Edmonton Core (Zones 1-4)	n/a	34.5	n/a	37.0	n/a	34.2	n/a	**	n/a	35.9
Jasper Place (Zone 5)	n/a	**	n/a	29.5	n/a	32.0	n/a	**	n/a	30.5
West Jasper Place (Zone 6)	n/a	**	n/a	45.0	n/a	42.0	n/a	55.0	n/a	43.7
West (Zones 5-6)	n/a	26.1	n/a	35.6	n/a	37.6	n/a	44.9	n/a	36.9
South West (Zone 7)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
East Central (Zone 8)	n/a	**	n/a	28.5	n/a	26.8	n/a	**	n/a	27.7
Millwoods (Zone 9)	n/a	**	n/a	**	n/a	45.7	n/a	48.6	n/a	43.4
South (Zones 7-9)	n/a	**	n/a	34.5	n/a	37.9	n/a	**	n/a	36.0
North Central (Zone 10)	n/a	**	n/a	27.5	n/a	29.8	n/a	**	n/a	28.8
North East (Zone 11)	n/a	**	n/a	**	n/a	**	n/a	37.6	n/a	**
Castledowns (Zone 12)	n/a	**	n/a	36.4	n/a	44.4	n/a	28.8	n/a	39.9
North (Zones 10-12)	n/a	**	n/a	31.9	n/a	36.9	n/a	33.2	n/a	34.5
Edmonton City (Zones 1-12)	n/a	32.5	n/a	35.6	n/a	36.5	n/a	35.5	n/a	35.8
St. Albert (Zone 13)	n/a	-	n/a	**	n/a	**	n/a	39.5	n/a	**
Other Outlying Areas (Zone 14)	n/a	0.0	n/a	**	n/a	**	n/a	**	n/a	**
Fort Saskatchewan (Zone 15)	n/a	**	n/a	**	n/a	41.3	n/a	**	n/a	**
Leduc (Zone 16)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Spruce Grove (Zone 17)	n/a	**	n/a	22.3	n/a	20.0	n/a	**	n/a	20.6
Stony Plain (Zone 18)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Strathcona County (Zone 19)	n/a	**	n/a	19.2	n/a	42.0	n/a	**	n/a	37.2
All Outlying Areas (Zones 14-19)	n/a	**	n/a	28.2	n/a	36.9	n/a	**	n/a	34.4
Edmonton CMA	**n/a**	**31.9**	**n/a**	**35.3**	**n/a**	**36.8**	**n/a**	**36.2**	**n/a**	**35.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
Pre 1960	**	5.5	3.4	10.0	2.8	7.7	**	**	3.1	8.7
1960 - 1974	4.0	7.0	4.3	7.4	4.3	8.2	3.2	8.3	4.2	7.7
1975 - 1989	2.9	4.6	3.0	5.4	4.4	6.9	4.8	7.8	3.7	6.2
1990 - 2004	3.4	7.7	4.3	3.4	4.5	4.8	**	4.5	4.4	4.5
2005+	**	24.3	5.2	8.9	6.5	7.0	0.0	8.9	6.2	7.4
Total	3.7	6.8	3.8	6.8	4.7	7.2	3.7	8.2	4.2	7.1

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
Pre 1960	644	621	879	856	1,107	1,072	1,495	1,431	987	959
1960 - 1974	846	832	997	969	1,186	1,160	1,343	1,334	1,065	1,038
1975 - 1989	925	884	1,041	997	1,228	1,183	1,408	1,391	1,138	1,098
1990 - 2004	1,086	1,048	1,213	1,182	1,369	1,298	1,222	**	1,303	1,248
2005+	**	1,158	1,327	1,273	1,453	1,378	1,643	1,541	1,435	1,364
Total	871	850	1,029	1,000	1,259	1,229	1,388	1,377	1,137	1,113

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
Pre 1960	n/a	**	n/a	45.1	n/a	32.2	n/a	**	n/a	38.2
1960 - 1974	n/a	31.8	n/a	36.8	n/a	36.0	n/a	33.7	n/a	35.9
1975 - 1989	n/a	**	n/a	32.4	n/a	35.1	n/a	36.4	n/a	33.9
1990 - 2004	n/a	**	n/a	25.8	n/a	**	n/a	17.1	n/a	29.8
2005+	n/a	**	n/a	**	n/a	45.6	n/a	**	n/a	44.6
Total	n/a	31.9	n/a	35.3	n/a	36.8	n/a	36.2	n/a	35.8

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
3 to 5 Units	**	**	4.5	**	**	3.4	0.0	**	3.4	4.6
6 to 19 Units	4.8	**	4.9	8.2	4.8	9.6	3.4	8.9	4.8	8.7
20 to 49 Units	5.3	10.0	4.3	7.4	4.6	8.0	4.8	9.1	4.5	7.8
50 to 99 Units	2.8	3.6	2.5	5.4	4.2	5.4	1.8	3.8	3.5	5.3
100+ Units	1.7	5.4	2.8	5.3	5.5	6.8	4.7	12.6	3.8	6.2
Total	3.7	6.8	3.8	6.8	4.7	7.2	3.7	8.2	4.2	7.1

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
3 to 5 Units	**	549	784	793	1,045	1,000	**	1,232	999	953
6 to 19 Units	750	746	894	877	1,084	1,062	1,301	1,288	969	952
20 to 49 Units	796	769	964	930	1,173	1,139	1,352	1,344	1,066	1,036
50 to 99 Units	929	859	1,115	1,090	1,351	1,291	1,464	1,425	1,257	1,218
100+ Units	1,027	992	1,255	1,208	1,456	1,423	1,542	1,574	1,323	1,293
Total	871	850	1,029	1,000	1,259	1,229	1,388	1,377	1,137	1,113

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	**	**	3.2	8.5	4.2	7.7	2.6	7.0	3.8	6.3
Hudson Bay Reserve (Zone 2)	**	**	6.9	9.6	6.1	9.1	**	**	**	**
University (Zone 3)	**	**	3.4	6.7	4.6	6.6	0.9	7.8	1.9	4.9
West Central (Zone 4)	**	**	3.5	10.0	2.4	7.5	-	-	**	**
Edmonton Core (Zones 1-4)	**	**	4.3	8.4	4.5	7.8	2.4	7.0	3.2	6.1
Jasper Place (Zone 5)	**	**	4.2	8.4	6.1	7.0	6.0	10.4	**	**
West Jasper Place (Zone 6)	-	-	2.5	8.5	3.7	8.3	2.0	3.1	1.8	5.2
West (Zones 5-6)	**	**	3.5	8.4	5.5	7.3	2.8	4.4	2.3	5.0
South West (Zone 7)	**	**	2.9	9.4	4.3	9.2	3.1	3.7	2.0	5.0
East Central (Zone 8)	**	4.5	3.2	7.2	2.4	7.0	3.1	**	**	**
Millwoods (Zone 9)	**	**	4.8	5.1	2.9	7.8	1.8	5.4	**	**
South (Zones 7-9)	1.3	3.8	3.6	7.1	3.8	8.7	2.5	4.3	2.3	5.5
North Central (Zone 10)	**	**	7.5	10.7	4.2	7.5	**	**	-	-
North East (Zone 11)	**	**	7.2	7.0	7.5	5.0	4.9	2.8	**	**
Castledowns (Zone 12)	-	-	4.1	6.2	2.2	8.8	4.0	11.0	-	**
North (Zones 10-12)	3.7	**	7.3	9.8	4.1	7.4	4.5	4.6	**	14.0
Edmonton City (Zones 1-12)	3.7	3.1	4.9	8.6	4.4	7.9	3.0	5.0	3.2	6.2
St. Albert (Zone 13)	-	-	**	7.2	3.9	5.4	7.6	4.2	**	**
Other Outlying Areas (Zone 14)	3.2	11.1	5.3	10.7	7.5	12.4	-	**	**	**
Fort Saskatchewan (Zone 15)	**	**	6.7	8.1	7.9	7.1	0.4	6.4	**	**
Leduc (Zone 16)	-	-	3.4	12.3	3.0	7.7	8.6	12.8	-	**
Spruce Grove (Zone 17)	**	**	2.0	14.7	3.3	5.2	7.1	3.5	**	**
Stony Plain (Zone 18)	-	-	**	**	10.2	13.9	-	-	-	-
Strathcona County (Zone 19)	-	-	2.3	0.8	0.5	0.8	**	6.1	-	-
All Outlying Areas (Zones 14-19)	2.0	13.2	4.1	9.7	5.8	8.0	5.7	8.3	**	5.2
Edmonton CMA	**3.4**	**4.6**	**4.8**	**8.7**	**4.5**	**7.8**	**3.5**	**5.3**	**3.8**	**6.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	23.6	n/a	30.7	n/a	31.4	n/a	**	n/a	30.7
20 to 49 Units	n/a	**	n/a	37.0	n/a	37.5	n/a	34.4	n/a	37.0
50 to 99 Units	n/a	**	n/a	34.1	n/a	39.1	n/a	39.0	n/a	37.2
100+ Units	n/a	**	n/a	39.7	n/a	37.3	n/a	33.4	n/a	38.3
Total	n/a	31.9	n/a	35.3	n/a	36.8	n/a	36.2	n/a	35.8

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
LT $700	5.3	7.1	4.1	3.3	0.0	**	**	**	4.6	5.4
$700 - $849	5.8	9.2	3.8	8.8	**	**	**	**	4.4	8.8
$850 - $999	3.8	5.6	5.1	8.0	3.8	13.1	**	**	4.7	9.0
$1000 - $1149	0.7	2.4	2.8	6.1	4.4	8.0	3.5	17.8	3.3	7.1
$1150 - $1299	1.3	5.8	3.3	4.6	5.7	6.2	4.9	11.0	4.8	6.0
$1300+	**	43.5	3.3	5.6	4.5	5.8	3.4	6.3	4.2	5.9
Total	3.7	6.8	3.8	6.8	4.7	7.2	3.7	8.2	4.2	7.1

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	6.7
West Central (Zone 4)	**	**	**	10.5	**	6.1	**	3.0	2.1	4.9
Edmonton Core (Zones 1-4)	**	**	0.0	10.0	**	5.5	**	2.4	2.2	4.4
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	7.5	**
West Jasper Place (Zone 6)	-	-	7.7	3.8	2.5	6.5	4.5	7.6	3.9	7.1
West (Zones 5-6)	-	-	6.0	**	3.1	6.5	5.1	7.0	4.4	6.7
South West (Zone 7)	-	-	-	-	6.0	**	3.7	8.4	4.3	10.3
East Central (Zone 8)	-	-	**	**	0.5	**	1.5	0.5	1.1	0.4
Millwoods (Zone 9)	-	-	**	**	2.0	6.0	4.4	4.3	3.6	4.9
South (Zones 7-9)	-	-	**	**	3.1	**	3.5	5.6	3.3	6.5
North Central (Zone 10)	-	**	0.0	**	4.6	**	3.4	**	3.8	**
North East (Zone 11)	**	**	**	**	**	5.6	5.3	3.5	5.9	4.0
Castledowns (Zone 12)	-	-	-	-	**	**	2.2	**	2.1	**
North (Zones 10-12)	**	**	0.0	**	5.8	5.8	4.0	5.8	4.4	5.9
Edmonton City (Zones 1-12)	**	**	1.8	**	3.7	7.0	3.9	5.7	3.8	6.1
St. Albert (Zone 13)	-	-	-	-	**	**	**	10.5	**	10.6
Other Outlying Areas (Zone 14)	**	**	16.7	**	3.8	12.2	11.1	18.5	8.3	15.2
Fort Saskatchewan (Zone 15)	-	-	**	**	5.6	5.6	7.2	16.2	6.7	14.3
Leduc (Zone 16)	-	-	**	**	3.7	4.6	**	12.8	**	9.7
Spruce Grove (Zone 17)	-	-	-	-	-	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	10.3	3.5	5.1	8.3	15.3	12.9	12.3	11.6
Edmonton CMA	**	**	3.5	8.2	3.8	7.1	5.3	6.9	4.8	7.0

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	1,135
West Central (Zone 4)	**	**	768	859	1,205	1,188	1,330	1,323	1,254	1,234
Edmonton Core (Zones 1-4)	**	**	933	924	1,236	1,207	1,353	1,344	1,278	1,254
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	1,408	**
West Jasper Place (Zone 6)	-	-	1,317	1,305	1,452	1,399	1,538	1,452	1,501	1,428
West (Zones 5-6)	-	-	1,129	1,326	1,439	1,391	1,528	1,454	1,487	1,429
South West (Zone 7)	-	-	-	-	1,308	1,314	1,474	1,455	1,435	1,419
East Central (Zone 8)	-	-	**	**	1,312	**	1,375	1,317	1,350	1,293
Millwoods (Zone 9)	-	-	**	970	1,230	1,218	1,380	1,398	1,326	1,319
South (Zones 7-9)	-	-	**	932	1,283	1,267	1,427	1,410	1,385	1,364
North Central (Zone 10)	-	**	802	848	1,189	1,200	1,314	1,302	1,261	1,257
North East (Zone 11)	**	**	**	**	1,261	1,255	1,329	1,317	1,311	1,297
Castledowns (Zone 12)	-	-	-	-	**	**	1,463	1,451	1,476	1,448
North (Zones 10-12)	**	**	802	848	1,249	1,240	1,362	1,351	1,331	1,319
Edmonton City (Zones 1-12)	**	**	985	1,030	1,301	1,279	1,415	1,390	1,375	1,349
St. Albert (Zone 13)	-	-	-	-	**	**	**	1,552	**	1,537
Other Outlying Areas (Zone 14)	**	**	925	972	1,020	1,063	1,325	1,413	1,094	1,251
Fort Saskatchewan (Zone 15)	-	-	**	**	1,106	1,149	1,252	1,401	1,218	1,356
Leduc (Zone 16)	-	-	**	**	1,087	1,019	1,563	1,326	1,398	1,213
Spruce Grove (Zone 17)	-	-	-	-	-	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	970	1,018	1,118	1,124	1,368	1,393	1,288	1,321
Edmonton CMA	**	848	982	1,028	1,280	1,262	1,408	1,394	1,364	1,348

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	0	0	9	9	1	1	14	14	24	24
Hudson Bay Reserve (Zone 2)	0	0	0	0	58	58	40	44	98	102
University (Zone 3)	0	0	3	3	5	5	7	7	15	15
West Central (Zone 4)	1	1	41	41	282	282	268	271	592	595
Edmonton Core (Zones 1-4)	1	1	53	53	346	346	329	336	729	736
Jasper Place (Zone 5)	0	0	8	11	44	44	160	160	212	215
West Jasper Place (Zone 6)	0	0	26	26	463	463	701	700	1,190	1,189
West (Zones 5-6)	0	0	34	37	507	507	861	860	1,402	1,404
South West (Zone 7)	0	0	0	0	252	311	828	852	1,080	1,163
East Central (Zone 8)	0	0	7	7	201	201	332	332	540	540
Millwoods (Zone 9)	0	0	13	14	205	203	406	404	624	621
South (Zones 7-9)	0	0	20	21	658	715	1,566	1,588	2,244	2,324
North Central (Zone 10)	0	1	15	15	261	278	509	511	785	805
North East (Zone 11)	8	8	2	2	320	319	802	808	1,132	1,137
Castledowns (Zone 12)	0	0	0	0	30	30	489	547	519	577
North (Zones 10-12)	8	9	17	17	611	627	1,800	1,866	2,436	2,519
Edmonton City (Zones 1-12)	9	10	124	128	2,122	2,195	4,556	4,650	6,811	6,983
St. Albert (Zone 13)	0	0	0	0	8	8	74	125	82	133
Other Outlying Areas (Zone 14)	1	2	18	19	53	53	36	104	108	178
Fort Saskatchewan (Zone 15)	0	0	8	8	71	71	264	370	343	449
Leduc (Zone 16)	0	0	3	3	87	91	156	148	246	242
Spruce Grove (Zone 17)	0	0	0	0	0	2	4	6	4	8
Stony Plain (Zone 18)	0	0	0	0	4	4	29	29	33	33
Strathcona County (Zone 19)	0	0	0	0	48	41	180	182	228	223
All Outlying Areas (Zones 14-19)	1	2	29	30	263	262	669	839	962	1,133
Edmonton CMA	**10**	**12**	**153**	**158**	**2,393**	**2,465**	**5,299**	**5,614**	**7,855**	**8,249**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	**	**	**	**	**	**	**	6.7
West Central (Zone 4)	**	**	**	10.5	**	9.3	**	9.7	3.8	9.5
Edmonton Core (Zones 1-4)	**	**	**	10.0	3.8	9.0	4.5	8.1	4.2	8.7
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	7.5	**
West Jasper Place (Zone 6)	-	-	7.7	7.7	6.8	10.8	7.4	13.0	7.2	12.0
West (Zones 5-6)	-	-	6.0	**	7.0	11.5	7.4	11.5	7.2	11.4
South West (Zone 7)	-	-	-	-	8.3	**	4.7	12.5	5.6	14.9
East Central (Zone 8)	-	-	**	**	0.5	1.3	1.8	0.5	1.3	0.7
Millwoods (Zone 9)	-	-	**	**	7.5	8.4	5.4	5.9	6.0	6.7
South (Zones 7-9)	-	-	**	**	5.7	12.7	4.3	8.1	4.6	9.4
North Central (Zone 10)	-	**	0.0	**	4.6	**	4.1	**	4.2	**
North East (Zone 11)	**	**	**	**	10.5	6.4	6.1	5.8	7.3	5.9
Castledowns (Zone 12)	-	-	-	-	**	**	5.3	**	5.4	10.4
North (Zones 10-12)	**	**	0.0	**	7.6	7.2	5.3	7.3	5.9	7.4
Edmonton City (Zones 1-12)	**	**	3.5	**	6.2	10.2	5.3	8.4	5.6	9.0
St. Albert (Zone 13)	-	-	-	-	**	**	**	12.0	**	12.1
Other Outlying Areas (Zone 14)	**	**	16.7	**	3.8	12.2	11.1	20.4	8.3	16.9
Fort Saskatchewan (Zone 15)	-	-	**	**	5.6	5.6	10.2	17.3	9.0	15.1
Leduc (Zone 16)	-	-	**	**	4.9	4.6	**	12.8	**	10.1
Spruce Grove (Zone 17)	-	-	-	-	-	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	10.3	**	5.4	8.7	16.9	13.9	13.5	12.6
Edmonton CMA	**	**	4.8	10.4	6.1	10.1	6.7	9.3	6.5	9.6

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown (Zone 1)	-	-	**	**	**	**	**	**	**	**
Hudson Bay Reserve (Zone 2)	-	-	-	-	**	**	**	**	**	**
University (Zone 3)	-	-	-	**	-	**	-	**	-	**
West Central (Zone 4)	**	**	++	**	6.7 c	++	7.4 b	++	6.7 b	++
Edmonton Core (Zones 1-4)	**	**	++	++	5.7 c	++	6.2 b	++	5.7 b	++
Jasper Place (Zone 5)	-	-	**	**	**	**	**	**	**	**
West Jasper Place (Zone 6)	-	-	-4.3 a	-0.5	2.4 c	-3.0 b	2.1	-4.3 b	2.0 c	-4.2 b
West (Zones 5-6)	-	-	**	-0.5	3.1 c	-2.1 b	2.3 b	-3.5 b	2.2 b	-3.5 b
South West (Zone 7)	-	-	-	-	2.6 a	-4.9	2.7 a	-1.9 b	2.7 a	-2.2 c
East Central (Zone 8)	-	-	**	**	**	**	++	++	++	**
Millwoods (Zone 9)	-	-	**	**	++	**	++	**	++	++
South (Zones 7-9)	-	-	**	**	1.4	-2.9	1.7	-1.2	1.7	-1.6
North Central (Zone 10)	-	**	4.6 d	++	1.4 d	**	**	-2.7	2.3 c	-2.9
North East (Zone 11)	**	**	**	**	++	**	1.0 a	++	++	++
Castledowns (Zone 12)	-	-	-	-	**	**	5.1 a	-4.6 d	5.1 b	-4.2 d
North (Zones 10-12)	**	**	4.2 d	++	++	-2.9	2.4 b	-2.5 c	2.3 b	-2.5 c
Edmonton City (Zones 1-12)	**	**	++	++	2.1 b	-2.4	2.6 b	-2.1	2.5 b	-2.3
St. Albert (Zone 13)	-	-	-	-	**	**	**	**	**	**
Other Outlying Areas (Zone 14)	**	**	++	++	++	3.3 d	4.3 d	++	++	++
Fort Saskatchewan (Zone 15)	-	-	**	**	0.2 a	3.4	-6.6 b	++	-4.9 c	++
Leduc (Zone 16)	-	-	**	**	++	**	**	-19.8	++	-13.8
Spruce Grove (Zone 17)	-	-	-	-	-	**	**	**	**	**
Stony Plain (Zone 18)	-	-	-	-	**	**	**	**	**	**
Strathcona County (Zone 19)	-	-	-	-	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	++	**	++	++	**	++	**	++
Edmonton CMA	**	**	++	++	1.9 b	-1.9	2.1	-2.1	2.1 a	-2.2

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Hudson Bay Reserve (Zone 2)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
University (Zone 3)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
West Central (Zone 4)	n/a	**	n/a	**	n/a	39.6	n/a	**	n/a	**
Edmonton Core (Zones 1-4)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Jasper Place (Zone 5)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
West Jasper Place (Zone 6)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	50.3
West (Zones 5-6)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	42.7
South West (Zone 7)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
East Central (Zone 8)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Millwoods (Zone 9)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
South (Zones 7-9)	n/a	-	n/a	**	n/a	**	n/a	27.4	n/a	25.7
North Central (Zone 10)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
North East (Zone 11)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Castledowns (Zone 12)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
North (Zones 10-12)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Edmonton City (Zones 1-12)	n/a	**	n/a	**	n/a	**	n/a	36.1	n/a	35.7
St. Albert (Zone 13)	n/a	-	n/a	-	n/a	**	n/a	10.7	n/a	9.6
Other Outlying Areas (Zone 14)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Fort Saskatchewan (Zone 15)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Leduc (Zone 16)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	28.0
Spruce Grove (Zone 17)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Stony Plain (Zone 18)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Strathcona County (Zone 19)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
All Outlying Areas (Zones 14-19)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Edmonton CMA	**n/a**	**	**n/a**	**	**n/a**	**	**n/a**	**34.5**	**n/a**	**34.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Downtown (Zone 1)	3.1	6.7	3.5	6.8	4.0	7.4	2.4	7.5	3.6	7.0
Hudson Bay Reserve (Zone 2)	**	9.2	6.3	10.1	5.3	7.6	**	7.5	6.0	9.1
University (Zone 3)	3.3	5.9	3.4	6.1	2.4	5.8	1.3	**	3.1	6.1
West Central (Zone 4)	3.4	11.9	3.4	9.2	1.8	6.0	**	2.7	2.7	7.4
Edmonton Core (Zones 1-4)	3.6	7.1	4.0	7.5	3.6	6.9	3.0	6.1	3.8	7.2
Jasper Place (Zone 5)	**	9.6	4.9	6.9	5.8	8.0	4.9	6.6	5.3	7.4
West Jasper Place (Zone 6)	4.0	**	1.7	6.0	2.8	5.8	3.6	6.7	2.7	6.0
West (Zones 5-6)	5.8	**	3.7	6.5	4.0	6.6	4.0	6.7	3.9	6.6
South West (Zone 7)	1.5	3.6	2.6	4.3	4.0	7.8	3.7	8.9	3.4	6.8
East Central (Zone 8)	0.8	**	1.2	4.7	3.9	7.2	1.5	1.0	2.4	5.1
Millwoods (Zone 9)	0.0	0.0	2.8	6.1	2.7	6.2	4.0	4.1	2.9	5.9
South (Zones 7-9)	1.1	3.4	2.3	4.7	3.6	7.2	3.4	6.3	3.1	6.3
North Central (Zone 10)	5.1	**	5.9	8.7	6.0	9.6	4.9	**	5.7	8.9
North East (Zone 11)	4.2	3.4	5.0	4.2	7.3	5.5	5.6	3.8	6.4	4.8
Castledowns (Zone 12)	2.2	0.0	3.4	11.0	2.4	8.7	2.4	8.1	2.6	9.0
North (Zones 10-12)	4.7	**	5.2	7.8	5.7	7.5	4.4	6.3	5.3	7.3
Edmonton City (Zones 1-12)	3.7	6.8	3.8	6.9	4.1	7.1	3.8	6.4	4.0	6.9
St. Albert (Zone 13)	-	-	0.0	2.7	6.0	6.0	**	9.1	4.4	6.1
Other Outlying Areas (Zone 14)	5.2	**	9.1	12.4	3.7	11.3	8.4	21.5	6.1	12.9
Fort Saskatchewan (Zone 15)	**	8.3	3.0	5.4	5.6	6.8	6.9	15.7	5.2	8.9
Leduc (Zone 16)	0.0	**	2.7	2.1	6.6	13.3	**	10.7	11.1	10.7
Spruce Grove (Zone 17)	**	**	2.4	3.8	**	4.2	0.0	9.4	11.9	4.2
Stony Plain (Zone 18)	**	**	10.5	4.4	8.6	13.3	14.8	**	10.2	13.7
Strathcona County (Zone 19)	**	**	0.8	3.4	2.8	4.0	2.0	5.2	2.2	4.1
All Outlying Areas (Zones 14-19)	3.0	5.6	4.4	5.3	7.8	8.5	13.5	13.9	7.9	8.6
Edmonton CMA	**3.7**	**6.7**	**3.8**	**6.8**	**4.6**	**7.2**	**4.8**	**7.3**	**4.3**	**7.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	900	885	1,099	1,064	1,357	1,330	1,586	1,505	1,154	1,126
Hudson Bay Reserve (Zone 2)	719	744	878	876	1,108	1,110	1,264	1,500	956	961
University (Zone 3)	972	933	1,087	1,031	1,376	1,351	1,335	1,419	1,157	1,117
West Central (Zone 4)	756	749	935	915	1,137	1,120	1,333	1,324	1,049	1,035
Edmonton Core (Zones 1-4)	888	872	1,041	1,008	1,274	1,260	1,384	1,419	1,107	1,084
Jasper Place (Zone 5)	793	751	932	902	1,160	1,102	1,395	1,329	1,057	1,021
West Jasper Place (Zone 6)	926	904	1,118	1,076	1,346	1,294	1,517	1,436	1,304	1,260
West (Zones 5-6)	862	813	1,005	971	1,274	1,224	1,481	1,402	1,191	1,154
South West (Zone 7)	947	944	1,129	1,095	1,306	1,257	1,460	1,437	1,261	1,230
East Central (Zone 8)	870	909	961	932	1,151	1,122	1,393	1,319	1,105	1,076
Millwoods (Zone 9)	876	645	1,059	1,002	1,335	1,258	1,409	1,416	1,287	1,236
South (Zones 7-9)	914	915	1,080	1,046	1,292	1,241	1,434	1,411	1,239	1,207
North Central (Zone 10)	766	740	892	884	1,041	1,071	1,284	1,282	978	978
North East (Zone 11)	791	812	1,037	1,005	1,259	1,225	1,334	1,328	1,217	1,188
Castledowns (Zone 12)	820	726	1,020	1,028	1,214	1,268	1,438	1,431	1,222	1,242
North (Zones 10-12)	773	747	955	944	1,185	1,195	1,353	1,349	1,126	1,121
Edmonton City (Zones 1-12)	872	851	1,029	999	1,259	1,233	1,409	1,388	1,155	1,132
St. Albert (Zone 13)	-	-	1,045	1,055	1,382	1,322	1,334	1,467	1,321	1,312
Other Outlying Areas (Zone 14)	749	802	919	916	1,125	1,121	1,296	1,390	1,049	1,085
Fort Saskatchewan (Zone 15)	828	822	1,052	1,047	1,245	1,216	1,262	1,401	1,203	1,225
Leduc (Zone 16)	814	**	1,029	952	1,230	1,151	1,521	1,325	1,243	1,130
Spruce Grove (Zone 17)	**	**	1,039	1,051	1,285	1,222	1,265	1,136	1,220	1,169
Stony Plain (Zone 18)	**	**	961	890	1,146	1,026	1,274	1,217	1,130	1,038
Strathcona County (Zone 19)	**	**	1,128	1,143	1,376	1,358	1,377	1,427	1,333	1,329
All Outlying Areas (Zones 14-19)	808	823	1,018	1,008	1,246	1,197	1,354	1,370	1,208	1,177
Edmonton CMA	**871**	**850**	**1,029**	**1,000**	**1,261**	**1,232**	**1,401**	**1,388**	**1,162**	**1,140**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Edmonton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	1,494	1,515	6,973	7,110	3,306	3,566	209	208	11,982	12,399
Hudson Bay Reserve (Zone 2)	324	330	2,602	2,571	1,506	1,507	107	158	4,539	4,566
University (Zone 3)	751	750	3,411	3,400	1,631	1,621	139	144	5,932	5,915
West Central (Zone 4)	183	157	1,489	1,381	1,306	1,281	327	327	3,305	3,146
Edmonton Core (Zones 1-4)	2,752	2,752	14,475	14,462	7,749	7,975	782	837	25,758	26,026
Jasper Place (Zone 5)	164	162	2,014	1,949	1,602	1,598	442	446	4,222	4,155
West Jasper Place (Zone 6)	170	170	1,282	1,330	2,442	2,622	1,022	1,022	4,916	5,144
West (Zones 5-6)	334	332	3,296	3,279	4,044	4,220	1,464	1,468	9,138	9,299
South West (Zone 7)	213	212	2,795	2,919	4,461	5,071	1,262	1,339	8,731	9,541
East Central (Zone 8)	129	123	1,028	1,038	1,215	1,208	407	406	2,779	2,775
Millwoods (Zone 9)	36	36	766	793	2,353	2,664	554	558	3,709	4,051
South (Zones 7-9)	378	371	4,589	4,750	8,029	8,943	2,223	2,303	15,219	16,367
North Central (Zone 10)	479	476	2,322	2,377	1,717	1,726	671	677	5,189	5,256
North East (Zone 11)	56	56	1,314	1,329	2,760	2,964	1,080	1,102	5,210	5,451
Castledowns (Zone 12)	48	47	784	793	1,418	1,648	720	789	2,970	3,277
North (Zones 10-12)	583	579	4,420	4,499	5,895	6,338	2,471	2,568	13,369	13,984
Edmonton City (Zones 1-12)	4,047	4,034	26,780	26,990	25,717	27,476	6,940	7,176	63,484	65,676
St. Albert (Zone 13)	0	0	192	192	943	941	210	259	1,345	1,392
Other Outlying Areas (Zone 14)	19	20	242	251	372	421	47	121	680	813
Fort Saskatchewan (Zone 15)	36	36	234	259	750	820	276	382	1,296	1,497
Leduc (Zone 16)	5	5	211	268	779	951	194	185	1,189	1,409
Spruce Grove (Zone 17)	9	10	295	324	692	776	30	32	1,026	1,142
Stony Plain (Zone 18)	2	2	86	88	269	266	77	77	434	433
Strathcona County (Zone 19)	4	4	124	185	427	527	202	204	757	920
All Outlying Areas (Zones 14-19)	75	77	1,192	1,375	3,289	3,761	826	1,001	5,382	6,214
Edmonton CMA	**4,122**	**4,111**	**28,164**	**28,557**	**29,949**	**32,178**	**7,976**	**8,436**	**70,211**	**73,282**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	5.0	8.3	5.4	8.3	5.6	10.2	3.4	8.9	5.4	8.9
Hudson Bay Reserve (Zone 2)	**	9.2	6.9	12.6	6.2	10.3	**	8.1	6.7	11.5
University (Zone 3)	4.7	7.2	4.8	6.8	3.6	8.1	2.0	**	4.4	7.3
West Central (Zone 4)	4.1	13.9	6.1	11.1	4.2	8.2	**	8.6	5.2	9.8
Edmonton Core (Zones 1-4)	5.2	8.5	5.6	9.0	5.1	9.5	4.6	9.2	5.4	9.1
Jasper Place (Zone 5)	11.7	10.7	6.5	7.5	10.1	9.9	4.9	7.7	7.9	8.6
West Jasper Place (Zone 6)	5.8	**	3.6	7.7	5.9	8.4	6.1	11.6	5.3	8.7
West (Zones 5-6)	8.8	7.6	5.4	7.6	7.5	8.9	5.7	10.4	6.5	8.7
South West (Zone 7)	2.4	5.1	4.9	7.3	6.1	10.3	4.7	12.3	5.4	9.6
East Central (Zone 8)	0.8	**	2.3	6.3	5.5	8.1	1.7	1.0	3.5	6.2
Millwoods (Zone 9)	0.0	0.0	4.9	8.4	7.4	8.5	4.9	6.4	6.4	8.2
South (Zones 7-9)	1.7	6.0	4.3	7.2	6.4	9.5	4.2	8.8	5.3	8.7
North Central (Zone 10)	5.1	**	6.9	9.4	6.2	11.2	5.8	**	6.4	9.9
North East (Zone 11)	4.2	**	8.5	5.8	9.9	7.0	6.7	6.1	8.8	6.5
Castledowns (Zone 12)	2.2	0.0	5.0	13.4	5.0	10.8	4.7	10.0	4.9	11.1
North (Zones 10-12)	4.7	**	7.1	9.1	7.6	9.1	5.9	7.9	7.0	8.9
Edmonton City (Zones 1-12)	5.1	8.3	5.6	8.5	6.4	9.3	5.2	8.9	5.9	8.9
St. Albert (Zone 13)	-	-	0.5	5.4	8.7	7.8	3.5	11.4	6.5	8.2
Other Outlying Areas (Zone 14)	5.2	**	10.5	12.8	4.1	12.4	8.4	23.2	6.8	14.0
Fort Saskatchewan (Zone 15)	**	8.3	3.0	6.9	7.5	9.0	9.8	16.8	6.9	10.6
Leduc (Zone 16)	0.0	**	3.7	3.2	8.4	15.3	**	10.7	12.6	12.3
Spruce Grove (Zone 17)	**	**	3.6	5.3	**	5.7	0.0	15.6	13.4	5.9
Stony Plain (Zone 18)	**	**	11.6	4.4	11.5	14.5	17.6	**	12.8	15.0
Strathcona County (Zone 19)	**	**	1.6	6.7	4.4	5.3	2.0	6.3	3.3	5.8
All Outlying Areas (Zones 14-19)	3.0	7.1	5.3	6.7	9.5	10.2	15.0	15.1	9.4	10.1
Edmonton CMA	**5.0**	**8.3**	**5.5**	**8.4**	**6.8**	**9.4**	**6.1**	**9.7**	**6.1**	**9.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown (Zone 1)	3.2 c	-3.1 c	3.0 c	-3.3 b	2.6 a	-3.8 b	4.1 d	-3.6 c	3.0 c	-3.4 b
Hudson Bay Reserve (Zone 2)	2.9 c	**	1.6 c	-2.1 c	2.4 b	-2.7 b	4.6 b	++	2.2 b	-2.6 b
University (Zone 3)	2.2 c	++	3.0 c	-4.0 c	2.4 c	-1.1 a	++	**	2.1 b	-3.1 b
West Central (Zone 4)	7.2 c	-1.4 c	3.3 b	-2.3 a	3.5 b	-1.0 a	5.8 b	++	3.8 b	-1.8 b
Edmonton Core (Zones 1-4)	3.2 b	-2.4 c	2.8 a	-3.2 a	2.7 a	-2.6 a	3.5 c	-4.3 c	2.8 a	-3.0 a
Jasper Place (Zone 5)	**	-1.5 c	3.2 b	-5.4 c	2.8 b	-3.9 b	2.3 c	-3.3 b	2.7 b	-4.1 b
West Jasper Place (Zone 6)	3.3 a	-2.0 c	0.6 a	-5.1 c	1.1 a	-4.8 b	1.7 b	-4.9 c	1.2 a	-5.0 a
West (Zones 5-6)	4.9 c	-1.7 c	2.0 c	-5.2 c	1.9 a	-4.4 b	1.9 c	-4.2 c	1.9 a	-4.6 a
South West (Zone 7)	3.3 a	-0.6 b	2.3 a	-2.7 a	1.7 a	-4.0 b	2.2 a	-2.5 a	2.0 a	-3.4 b
East Central (Zone 8)	4.6 b	++	3.7 b	-0.9 b	3.8 c	-1.5 a	**	++	3.8 c	-1.9 c
Millwoods (Zone 9)	++	**	2.4 c	-4.9 c	1.4 a	-6.4 c	++	-2.5 c	1.4 a	-5.8 b
South (Zones 7-9)	3.5 c	-1.6 c	2.6 c	-2.7 c	2.0 a	-4.1 b	2.2 c	-2.5 c	2.2 a	-3.7 a
North Central (Zone 10)	4.8 d	++	3.9 c	-1.9 c	2.5 c	++	2.8 c	-2.4 c	3.4 c	-1.8 c
North East (Zone 11)	++	++	1.8 b	-4.9 c	1.2 a	-4.5 c	0.7 a	-1.9 c	1.6 b	-3.9 b
Castledowns (Zone 12)	10.5 d	**	3.7 b	-0.9 c	3.4 b	-0.9 c	3.1 a	-1.5 c	4.1 a	-1.4 a
North (Zones 10-12)	5.3 d	++	3.1 b	-2.9 c	2.2 a	-2.4 c	2.0 a	-1.9 c	2.9 a	-2.6 a
Edmonton City (Zones 1-12)	3.7 c	-2.0 c	2.7 c	-3.3 c	2.3 a	-3.2 c	2.4 c	-3.1 c	2.5 a	-3.3 a
St. Albert (Zone 13)	-	-	2.3 a	++	2.3 a	-2.5 c	**	++	2.1 a	-2.6 b
Other Outlying Areas (Zone 14)	++	++	++	-2.7 c	++	-2.9 c	4.4 d	**	**	-2.8 c
Fort Saskatchewan (Zone 15)	++	0.7 c	7.4 c	-3.5 c	2.9 c	-2.5 c	-6.6 c	++	1.1 a	-2.2 c
Leduc (Zone 16)	**	**	2.5 b	-13.2 c	-1.7 c	-8.5 c	**	**	**	-10.1 c
Spruce Grove (Zone 17)	**	**	++	++	++	-5.3 b	-4.6 c	**	++	-5.4 c
Stony Plain (Zone 18)	**	**	3.0 b	-8.6 c	**	-8.9 c	3.8 b	-4.4 c	2.8 c	-8.4 c
Strathcona County (Zone 19)	**	**	3.3 b	-3.7 c	1.5 b	-1.2 c	1.3 a	2.0 b	2.1 a	-1.5 c
All Outlying Areas (Zones 14-19)	++	++	2.7 b	-5.3 c	0.9 a	-4.7 c	++	-3.7 c	0.7 a	-5.0 c
Edmonton CMA	**3.7**	**-1.9**	**2.7**	**-3.4**	**2.2**	**-3.3**	**2.2**	**-3.0**	**2.4**	**-3.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown (Zone 1)	n/a	**	n/a	35.5	n/a	33.8	n/a	29.9	n/a	34.7
Hudson Bay Reserve (Zone 2)	n/a	**	n/a	43.5	n/a	39.4	n/a	**	n/a	41.8
University (Zone 3)	n/a	**	n/a	33.7	n/a	36.7	n/a	**	n/a	34.4
West Central (Zone 4)	n/a	**	n/a	41.1	n/a	28.2	n/a	**	n/a	35.6
Edmonton Core (Zones 1-4)	n/a	34.6	n/a	37.0	n/a	34.5	n/a	**	n/a	36.0
Jasper Place (Zone 5)	n/a	**	n/a	29.5	n/a	28.1	n/a	**	n/a	28.9
West Jasper Place (Zone 6)	n/a	**	n/a	44.7	n/a	45.0	n/a	49.1	n/a	45.3
West (Zones 5-6)	n/a	26.1	n/a	35.6	n/a	37.9	n/a	45.6	n/a	37.8
South West (Zone 7)	n/a	**	n/a	**	n/a	**	n/a	28.7	n/a	34.8
East Central (Zone 8)	n/a	**	n/a	27.3	n/a	23.2	n/a	**	n/a	23.3
Millwoods (Zone 9)	n/a	**	n/a	**	n/a	44.4	n/a	**	n/a	41.9
South (Zones 7-9)	n/a	**	n/a	34.1	n/a	36.9	n/a	28.4	n/a	34.5
North Central (Zone 10)	n/a	**	n/a	27.6	n/a	**	n/a	**	n/a	**
North East (Zone 11)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Castledowns (Zone 12)	n/a	**	n/a	36.4	n/a	44.1	n/a	**	n/a	39.5
North (Zones 10-12)	n/a	**	n/a	31.9	n/a	37.3	n/a	37.6	n/a	35.5
Edmonton City (Zones 1-12)	n/a	32.7	n/a	35.5	n/a	36.4	n/a	35.9	n/a	35.8
St. Albert (Zone 13)	n/a	-	n/a	**	n/a	**	n/a	28.9	n/a	**
Other Outlying Areas (Zone 14)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Fort Saskatchewan (Zone 15)	n/a	**	n/a	**	n/a	39.1	n/a	**	n/a	**
Leduc (Zone 16)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Spruce Grove (Zone 17)	n/a	**	n/a	22.3	n/a	20.0	n/a	**	n/a	20.6
Stony Plain (Zone 18)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Strathcona County (Zone 19)	n/a	**	n/a	19.2	n/a	42.0	n/a	**	n/a	37.2
All Outlying Areas (Zones 14-19)	n/a	**	n/a	27.9	n/a	36.1	n/a	**	n/a	32.7
Edmonton CMA	**n/a**	**32.0**	**n/a**	**35.2**	**n/a**	**36.6**	**n/a**	**35.1**	**n/a**	**35.6**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Edmonton CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Central	4.2 c	7.1 b	4.3 a	7.6 a
Suburban	**	**	3.5 a	6.3 a
Other Metro	2.2 c	**	6.4 b	7.5 a
Edmonton CMA	**5.3** d	**6.8** b	**4.2** a	**7.1** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Edmonton CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	787 a	846 a	1,137 b	982 a	1,396 b	1,209 a	1,403 b	1,362 a
Suburban	819 b	881 a	1,100 b	1,042 a	1,346 a	1,244 a	1,525 b	1,398 a
Other Metro	**	823 a	1,155 c	1,013 a	1,377 b	1,228 a	**	1,308 a
Edmonton CMA	**797** a	**850** a	**1,127** b	**1,000** a	**1,377** a	**1,229** a	**1,465** b	**1,377** a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Edmonton CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Central	868 b	787 a	1,125 b	1,137 b	1,434 b	1,396 b	1,289 a	1,403 b	1,418 b	1,330 b
Suburban	**	819 b	1,194 b	1,100 b	1,410 b	1,346 b	1,538 c	1,525 b	1,405 b	1,286 a
Other Metro	**	**	1,241 c	1,155 c	1,507 c	1,377 b	**	**	1,407 b	1,256 b
Edmonton CMA	**853**	**797**	**1,162**	**1,127**	**1,436**	**1,377**	**1,469**	**1,465**	**1,413**	**1,310**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Edmonton CMA - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA				
3 to 24 Units	5.5 c	10.3 d	4.8 a	8.8 a
25 to 49 Units	**	**	4.3 a	7.0 a
50 to 74 Units	3.7 d	**	3.3 a	4.9 a
75 to 99 Units	2.0 c	4.4 d	3.7 b	5.9 a
100+ Units	**	6.0 c	3.8 a	6.2 a
Total	5.3 d	6.8 b	4.2 a	7.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Edmonton CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Central	20,642	21,713	7,565	8,144	36.6	37.5	4.2	7.1
Suburban	20,558	22,984	6,116	6,249	29.8	27.2	**	**
Other Metro	4,775	4,843	**	**	**	**	2.2	**
Edmonton CMA	**45,975**	**49,540**	**15,049**	**15,904**	**32.7**	**32.1**	**5.3**	**6.8**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Edmonton CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA								
3 to 24 Units	3,522	3,986	1,576	1,904	44.7	47.8	5.5	10.3
25 to 49 Units	5,468	5,635	**	**	**	**	**	**
50 to 74 Units	6,466	6,654	1,690	1,778	26.1	26.7	3.7	**
75 to 99 Units	5,669	5,744	**	**	**	**	2.0	4.4
100+ Units	24,850	27,521	**	8,588	**	31.2	**	6.0
Total	45,975	49,540	15,049	15,904	32.7	32.1	5.3	6.8

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Edmonton CMA										
Single Detached	**	**	**	**	**	**	1,547 b	1,424 b	1,479 b	1,350 b
Semi detached, Row and Duplex	**	**	**	**	1,088 d	**	1,421 d	1,314 b	1,327 d	**
Other-Primarily Accessory Suites	**	**	926 c	**	**	**	**	**	939 c	**
Total	**	**	911	**	1,119 c	**	1,484 b	1,366 b	1,351 b	1,311 c

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Edmonton CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Edmonton CMA		
Single Detached	25,993 d	25,610 d
Semi detached, Row and Duplex	26,366 d	27,464 d
Other-Primarily Accessory Suites	**	**
Total	58,976	60,451

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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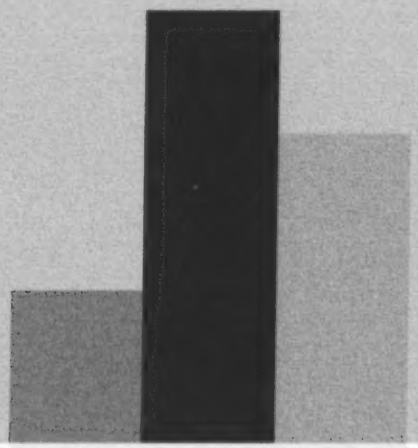

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